Advantages of This Plot Pointed Out to the Government Commission-Near Three Great Railroads-The Site Avail-

able at Once Choice to Be Made Soon. In the week between Christmas and New Year's the Postmaster-General, the Secreary of the Treasury and the Attorney-General will visit New York, it is expected, to view the sites t'at have been offered for the new post office in Manhattan. The comon which has been looking at the several parcels offered has no power to selec a site, but has been collecting information which will help the three Cabinet officers to

If the Cabinet officers ask the commissioners for an opinion it is not unlikely that they will say that the Fourth avenue car stables block is entitled to the largest number of points in the count of availability.

A man who opens up a map of Manhattan marked with car lines and railway stations and the plan of the proposed Pennsylvania tunnel, and puts the point of his pencil on the spot occupied by the stables, must see at once the advantages of its location for the mail receiving and delivering centre.

The block offered is bounded by Fourth avenue. Thirty-second and Thirty-third streets and Lexington avenue. It is owned

the price asked for some of the other plots which have been offered and are of smaller dimensions. Only three of the sites are offered with the full authority of those who hold title to them, and if the Government should take some of the tenders it would have to condemn parcels and this it would have to condemn parcels and this

would entail delay.

In order that it might be in a position to turn the whole block over to the Government without delay, if its tender should be accepted, the Metropolitan Street Railway Company recently bought the three tenements, which, with the company's

The value to surrounding property of the erection of a handsome Federal building at this point would be greater proportionat this point would be greater proportionally than would accrue in any other of the sites. The streets which face the block are low lined with boarding houses, low rental flats, a coupie of fair apartment houses, some saloons and private stables.

On the west is the Park Avenue Hotel and on the porth the Seventy-first Regiand on the north the Seventy-first Regi-ment Armory, now being rebuilt. The demand for business places in the neighbor-hood of the Post Office would send up rentals

hood of the Post Office would send up rentals and land values all around the square and would increase taxable valuations.

Naturally such a building as the Government will erect will lend itself to the ornamental decoration which is going on all over New York. It has been suggested that in such a building, glass should be used wherever possible, as there can be nothing to hide in the operations that go on in the Post Office. Post Office.

If this idea be followed the building will

consist very largely of iron and glass. Builders believe that such a structure will invite improvements around this site if it abould be chosen.

it should be chosen.

There are no unexpired leases to be bought up, and the clearing of the site could be denoted the rapidly, should it be chosen. The buildings could be razed in a few days and the excavating for the foundations be begun before the architect's plans are

deno or the contracts let.

If New York is in a hurry for its new Post Office building it can get it quicker, the commission believes, by accepting this site than by choosing any of the others. At the same time its arguments of availa

FORBES AGREES TO BOX TOKELL.

The Two May Meet at San Francisco-About

Negotiations are under way for a contact between Andrew Tokell, champion bantam of England, who is now in this country, and Harry Forbes of Chicago, the holder of the world's title in this division. Yesterday Prof.
Jimmy Kelly, who brought Tokell to this country, received word from John Hertz Forbes's manager that the American was ready to meet Tokell, but said that Tokell would have to wait at least a month. For besis matched to box Frankie Neill, and after this nill Forbes says he will be ready for the place at San Francico. Several clubs have signified their intention of bidding for the

while waiting to hear from his prospective opponents. Tokell is training every day so as to be in shape in case a match turns up. Tokell is a likely-looking customer. When in action he is quick and speedy. He can strike a stift blow with either hand. His best punch is a straight Jab, which cuts every time it lends. Kelly says that Tokell has never been defeated and has more than fifteen victories to his credit. Among those whom he has whipped are Jim Williams, Harry Ware, Harry Paul, Billy Lampsture, Bill Lord and Jim Cummings, a lightweeth to great steady strains and fierce wrenchings, but they don't have to stand up. Centre of gravity don't bother them & bit. They are either on all fours or lying flat on their isn't nearly as great as on the boxers, and that is why they last longer. Look at Atherton, Roeber, Parr, McLeod, Jenkins, McInermey and Wittmer of Cincinnati. Not one of the men fighting and you will see something of the boxing game that will surprise you. With the wrestlers it is different. They are subject to great, steady strains and fierce wrenchings, but they don't have to stand up. Centre of gravity don't bother them & bit. They are either on all fours or lying flat on their isn't nearly as great as on the boxers, and that is why they last longer. Look at Atherton, Roeber, Parr, McLeod, Jenkins, McInermey and Wittmer of Cincinnati. Not one of the men fighten in a strike will surprise you. With the wrestlers it is different. They are subject to great, steady strains and fierce wrenchings, but they don't have to stand up. Centre of gravity don't bother them & bit. They are either on all fours or lying flat on their isn't nearly as great as on the boxers, and that is why they last longer. Look at Atherton, Roeber, Parr, McLeod, Jenkins, McInermey and Wittmer of Cincinnati. Not one of the men fighten in the proving instead of going back."

In a wrestling colony nere has been augmented by another foreign knight of the mat. The latest arrival is Anie Christenson of Copenhagen, Denmark, Christenson of C

ENGLISH SPORTING NEWS.

The "Fleid" on Amateur and Professional Rowing Coaches—Acefull Begins Work.

There is quite a controversy raging in England just now over the relative merits of the amateur and professional rowing coach, stimulated, no doubt, by the recent rule passed by the Henley stewards. Englishmen evidently have long since lost their faith in the mentorship of a professional for eights and fours, but, strange enough, the scullers and those who prepare specially for Henley stick to the teachings of the professional. This was glaringly illustrated last summer, for all the scullers, among them Kelly, winner of the "Diamonds," were all coached by professionals. Etterington—Smith, Field, Blackstaffe and others had each a "pro" waterman looking after him. Doubtless the science of handling the ashen blades was a professional was the only recognized mentor. Not alone did those old exponents of the sport teach their cult to the tyros, but in all important matches they acted as steersmen as well. But the Henley rule that "coxyswains must be amateurs and members of their respective clubs" put the watermen out of the binness. In the early 20 scollege eights were only half a dozen in number, and these engaged and a profession in number, and these engaged and any stages of the sport the profession was no test of his skill, and that if given and the early 20 scollege eights were only half a dozen in number, and these engaged and any stages of the professional archives and any reasonable conditions.

Possible of a letter from Alois Gouther to the effect that the latter will be in New York in the world at Græco-Roman type. Gouther says that the furture he will discard catching the professional archiv

In the early 20s college eights were only half a dozen in number, and these engaged a waterman whenever they could get him. He coached and steered and very often

made one of a crew in bumping races and other practice affairs.

In the early '40s Oxford University Boat Club passed a rule that a professional coach could have nothing to do with a crew three ceeks prior to the university boat race This rule had two objects. The professional was growing too aggressive and important

whence, Thirty-second and Thirty-shord streets and Lexington avenue. It is owned to the university but not necessary and is offered to the Government for pany and is offered to the Government for the work of the content of the cont and encouragement in his efforts. There is, of course, the fear that the pupil may also copy the faulty sliding, and it is this apprehension, not unwarranted by the spectacle of too many modern sculling aspirants, which induces sundry scientific amateurs to distrust the alleged benefits of watermen's coaching

induces sundry scientific amateurs to distrust the alleged benefits of watermen's coaching for scullers.

"If all watermen copied the style of Hanlon or Searle, or of J. Sadier when the latter took to a slide in advanced years, we do not think that this distrust would ever have arisen, nor would professional champions be so hard to find in Britain; for it must be remembered that there still survive some watermen of the past whose slide and swing would satisfy the most critical amateurs—for instance, W. East. So long as professionals can beat amateurs at the game of sculling it sounds somewhat illogical to allege that the latter connot learn from the former. What we should like to see would be the adoption by amateurs of the truer blade action which professionals. This premature slide is mainly due to absence of fixed seat crounding in swing, for amateurs who are schooled first on fixed seats should have less excuse for the error, and may well after caution) avoid it, while at the same time reaping all other benefits which are to be attained from the company and the encouragement and the truer blade action which the professional should be capable of imparting to a pupil."

Acefull, the American Derby candidate, has arrived at Heath House, the training headquarters of William C. Whitney at Newmarket. Here he will be prepared for next year's engagements. According to the latest English training intelligence the colt has begun work with the rest of the team. On account of the hard state of the ground galloping was out of the question, but Acefull received some healthy trotting and hack after countries besides America, and South

received some healthy trotting and hack cantering work.

The idea of "Henley regattas" has struck other countries besides America, and South Africa has caught the craze this year. East London, on the Buffalo River, will hereafter be the scene of the annual conflict. Crews from Durbin and Port Elizabeth have promised to support the carnival. The Buffalo Grand Challenge cup is the blue ribbon event and competitions for this trophy were inaugurated as far back as 1881.

WRESTLING.

Another Foreign Expert Comes to America

-McMillan Wants to Meet Dwyer Again. A well-known Buffalo surgeon has just longer at their business than pugilists do He declares that boxers are past their day at 28 years, with some exceptions, while some wrestlers can still hold their own at double this age. His opinion is as follows: "It is really a question of the centre ofgravity. Your boxer has to stand up and his centre of gravity is somewhere in the region of his solar plexus. If his centre of gravity were in his feet he could fight all day. As it is his whole nervous system has to be continually braced, and his nuscles set tense to ward off the effects of a blow and keep his feet. Did you ever go to a fight and just watch the feet of the boxers when they are in action? No? I thought not: nobody does. Everybody keeps his eyes glued to the faces and arms of the contestants. Never see the feet. Just go to a battle once and keep your eyes on the feet of the men fighting and you will see something of the boxing game that will surprise you. With the wrest-

ditions.

August Faust, the local Græco-Roman expert, offers to wrestle either Leo Pardello or Nick Elliott in a contest limited to two out of three falls to a finish.

SOUTH FIELD NOT FOR ATHLETICS

Trustee of Columbia University Says the Ground Is Too Expensive for Sports. The cherished hope of the undergraduates of Columbia University, that south ried, the plot opposite the university library on 118th street, would furnish the collegewith

the impression is given that this need is not recognized by those in authority, they are inclined to feel that what is of the utmost importance to them is overlooked.

THE OLD PURITAN.

History of the Cup Defender That Is to Be

Changed Into an Auxiliary. The famous old Cup defender Puritan i to be changed into an auxiliary. Her cen-treboard is to be taken out and a twentyhorse power gasolene engine is to be put in the yacht. This engine will take up a little of her interior accommodation, but it will be sufficient to get the yacht into port if becalmed at any time when out sailing. The yacht has recently been purchased through the agency of Hollis Burgess by C. H. W. Foster, who is a member of the New York, Fastern, Corinthian, Hull-Massachusetts, Bev-

The Puritan was built in 1885 by George Lawley of Boston from designs by the late Edward Burgess for a syndicate of eleven Eastern yachtsmen. She was built as a Cup defender and after defeating the Priscilla and older boats in the trial races she met and defeated the English cutter Genesta,

owned by Sir Richard Sutton.
Up to that time Mr. Burgess had not built a large yacht and his reputation had been made only with smaller craft. The Puritan was a wooden craft 94 feet over all, 80 feet inches draught without her centreboard. Among the yachts she had to meet in the trial races was the Priscilla, a new sloop trial races was the Priscilla, a new sloop built for a syndicate of New York yachtsmen from designs by A. Cary Smith. This boat was built of iron and her dimensions were 94 feet over all, 85 feet on the water line, 22 feet 5 inches beam and 7 feet 9 inches draught. When the Puritan made her appearance the experts criticised her and the Priscilla came in for lots of praise, but in the first race the Puritan in a stiff breeze and rough water made a wonderful showing and defeated the Priscilla, Bedouin and Gracie asily. In the other trial races in light weather she again showed her superiority to the others.

Two races were sailed with the Genesta.

others.

Two races were sailed with the Genesta for the Cup. The Puritan won the first over the inside course of the New York Yacht Club by 16 minutes 19 seconds and the second over a course twenty miles to leeward and return, sailed in a strong wind and a rough sea by 1 minute 38 seconds. In this race, which by many is regarded as the best ever sailed for the Cup, the Genesta led at the outer mark. outer mark.
After the Cup races the Puritan was sold

After the Cup races the Puritan was sold at auction and purchased by Gen. Charles J. Paine, who was a member of the syndicate. Later on she was sold by Gen. Paine to J. Malcolm Forbes. In 1886, when the challenger Galatea came over, Gen. Paine had the Mayflower built from designs by Mr. Burgess and the Puritan was used as a trial boat and she was beaten by the new yacht. The next year when the Volunteer was built the Puritan was raced again. Mr. Forbes kept the Puritan as a sloop until 1887, and then had her rigged as a schooper and the next season he sold the yacht to Commodore John O. Shaw, Jr., of the Corinti ian Yacht Club of Marblehead, who has used the yacht ever since for cruising and occasionally taking part in a cruising race. The yacht is as staunch as ever sne was and has many more years of use before she is broken up. Hollis Burgess, who sold the yacht, is a nop ew of the late Edward Burgess, the designer, and he too is a designer who has turned out some fast small boats

Schick, Not to Be Outdone by Westney, Returns Intercollegiate Medal.

BOSTON, Dec. 20 .- W. A. Schick, Jr., of Harvard, who was disqualified by the Intercol-legiate Athletic Association, after finishing econd to Duffy at this year's championship, second to puny at this year's championship, has returned the second medal to J. S. Westney of the University of Pennsylvania. The latter finished third in the race, and when Schick was thrown out received second prize. Westney wrote to Schick and sent the medal to him, an act which elicited praise from all lovers of athletics. Westney received the answer yesterday morning returning the medal, saying. You honestly won a place in that race at New York and you are entitled to a prize.

THE REAL ESTATE MARKET.

LIVELY TRADING IN THE RESIDENCE DISTRICTS.

Activity Stimulated During the Week by the Monetary Outlook—Buying for Investment Encouraged by Rising Rents—Effect of the New Tunnels.

On one or two days at the beginning of last week the amount of brokerage business reported fell below expectations. The amount for the week as a whole, however, was above rather than below the average at this season of the year. The improvement in monetary conditions noted toward the end of last week undoubtedly had a stimulating effect on the real estate market. This effect will probably continue, as the pressing financial requirements of Wall Street have evidently been met for the time being. The heavy drain of money away from the mortgage loan market has apparently been checked, and a gradually away from the mortgage loan market has apparently been checked, and a gradually ncreasing volume of dealing in realty may

To avoid this conclusion seems impossible in view of the rise of activity which has already taken place during the period of stringent money. Last week, for instance, 223 transfers were recorded as against 196 in the corresponding week year ago. In the past three weeks 779 have been recorded, while in the same period last year only 638 were put on record. The gain in the number of transfers during December is especially noteworthy because t was made in the face of a distinctly unfavorable monetary situation. But otherwise if merely carried forward a tendency toward a broader movement in improved property which has made itself felt throughout nearly the whole of the current year. Down to date this year's transfers aggregate 16,800 as against 15,350 a twelve-

The gain in the quantity of dealing has been wholly in the residence districts and is not difficult to explain. Taxes have been lowered and investment buying has been further encouraged by the prospect of additional reductions in the burden of taxation. But the chief incentive has unquestionably been furnished by a phenomenally rapid growth of population, coupled with an inadequate supply of new housing. That the increase of population has been unprecedented in the last couple of years is apparent from the fact that the surface and elevated roads are no longer able, despite recent improvements, to the population has been growing at an unusual rate, the building industry has been comparatively inactive, except in the production of apartment hotels and business

went into effect nearly two years ago, the projection of housekeeping apartments, flats and tenements has been far below the norma! requirements as measured even by ears when the growth of population was less marked. Meantime, the construction of private dwellings has been restricted in quantity and confined to the fashionable districts. In other words, the supply of housing for the middle class of the population, which has presumably increased most, has remained as nearly stationary as it is possible to imagine it in a city like New York. Vacant apartments have been taken up and in favored localities rents have been raised. Incomes from residence property are generally greater than they have been

in many years.

There is reason to believe that investment returns from improved residence property will continue to rise for some time to come Lot values and the cost of construction, including labor, are too of construction, including labor, are too high to admit of the large speculative profits which stimulated building operations down to two years ago. The existing Tenement House law, which affects all grades of housekeeping apartments, as well as flats and tenements, discourages non-fireproof construction and makes the ordinary 25-foot lot unavailable for the old type of small and cheaply built houses. The pressure of recruitments is beginning. old type of small and cheaply built houses. The pressure of population that is beginning to be felt has, indeed, started some revival of building in the congested tenement and flat house districts. But there is hardly likely to be a general revival until rents throughout the city have been firmly established on a new level. Before this can occur an enormous area of suburban territory will be thrown open for settlement by the completion of the subway, the Pennsylvania tunnel, the North River trolley tunnel, the new East River bridge and other means of transportation over and under the waters surrounding Manhattan.

and other means of transportation over and under the waters surrounding Manhattan.

What effect the opening of this territory will have on rents in Manhattan is still a matter of doubt. But it is hardly likely to produce any substantial decline. The tenement dwellers will continue to crowd into the congested quarters where they now are, because long hours and small wages compel them to be near their places of employment. For several years no private houses renting at, say, less than \$1,200 a year have been built in Manhattan. The old supply of comparatively inexpensive dwellings is constantly decreasing, to give way to business buildings, apartment hotel and elevator flats. The class of housing, consequently, which will chiefly feel the force of competition from the suburbs is the middle grade of flats and apartments, the grade which rents at, say, less than \$50 a month and which is occupied largely by the clerical force of the downtown financial district, whose working day is comparatively short and permits the addition of an hour and a half to two hours for travel. But this class of housing has remained an hour and a half to two hours for travel.
But this class of housing has remained about stationary for two years, and any rapid and notable increase is out of the question under the present Tenement House law.

It is a striking fact that the opening of South Brooklyn to settlement four years.

It is a striking fact that the opening of South Brooklyn to settlement four years ago by the extension of the Brooklyn trolley systems and their admission to the Bridge produced no appreciable effect on flat house rents in Manhattan. The opening of South Brooklyn did, however, depress rents and fee values in the older parts of Brooklyn, in Westchester and in New Jersey In other words the competition was felt not by Manhattan, but by the circle of suburbs surrounding that borough. This fact surrounding that borough. This fact, taken in connection with the existing con-dition of population and housing in Manhattan, seems to make it not improbable that the new transportation facilities about to be provided will produce a widespread

to be provided will produce a widespread readjustment in the suburbs without causing much disturbance to realty in the central borough.

Hitherto every extension of transportation facilities has tended to fix and enlarge the centres of business, particularly in light manufactures and in wholesale and retail commerce in Manhattan, with the result of augmenting the population whose preferences or necessities compel them to live nearby. Besides, the increased importance of those centres have brought a correspondingly larger transient population to the borough. It is not unreasonable to expect similar consequences to follow to expect similar consequences to follow from the transportation betterments now making, nor to argue that any loss in one element of the residence population of Manhattan will be made good by gains in the rest, so that if an oversupply of middle-grade flats should occur their site will be in demand for elevator apartments, apartment hotels and fine private houses, on the one hand, and tenements, on the other.

Private Sales.

The Frank L. Fisher Company has sold for Matilda W. Brower the plot 151.10x175, at the south corner of Riverside Drive and 109th street, for \$250,000. The buyer is a builder who will erect a twelve of fifteen story high-class apartment hotel, for which plans are now being prepared.
William A. Wadsworth has sold No. 61 East
Sixtleth street, northwest corner of Park

Long Island Real Estate.

The passage of the Pennsylvania tunnel franchise by the Board of Aldermen has it is said, had a stimulating effect on real estate in Long Island City. A number of sales are reported by the New York Land and Warehouse Company, which some years ago bought the great holding of land in that city belonging to Union College. The Interborough trolley tunnel, the Blackwell's and Ward's Island bridges and the Vernon avenue viaduct bridge will be additional factors in the building up of the old Union College tract, which lies in the heart of the city and constitutes some of the most promising investment property offered there. Long Island Real Estate.

Coming Auction Sales

MONDAY, DEC. 22.

By Herbert A. Sherman.

St. Ann's avenue, No. 235 west side, 50.1 feet north of 139th street, 25190.0x255.100.3, five-stry brick flat (No. 2); German Savings Bank vs. M. A. McNamee, et al.; A. H. Mosle, attorney; J. A. Walsh, referee; due on judgment, \$17,839.40; subject to taxes, &c., \$2,800.

St. Ann's averfue, No. 233, west side, 25 feet north of 139th street, 25.1x100.3x25x100.11, five-story brick flat (No. 1); same vs. same, attorney and referee; due on judgment, \$17,846.10; subject to taxes, &c., \$2,400.

TURBDAY, DEC. 23. By Herbert A. Sherman. TUESDAY, DEC. 23.

By Parish, Fischer, Mooney & Co. By Parish, Fischer, Mooney & Co.
Forty-fifth street, No. 241, north side, 316 feet
east of Eighth avenue, 20x109.5, four-story stone
front dwelling; leasehold; Societe Culinaire Philanthropique vs. S. A. Waldron, et al.: Coudert
Bros., attorneys: E. D. Miner, referee; due on judgment, 83, 392.39; subject to taxes, &c., \$352.91; ground
rent, &c. \$1.20.
Lafontsine avenue, southwest corner of 181st
street, 30.6x95. W. Z. Larned vs. Joseph Tesoro,
et al.: Jacob Marks, attorney; Henry Marshali,
referee; due on judgment, \$5,271.25; subject to
taxes, &c., \$750.

ct al.: Javob Marks, attorney: Henry Marshall, referee; due on judgment. \$2.71.25: subject to tazes, &c., \$750.

By Peter F, Meyer & Co.

Rivington street. No. 337: southwest corner of Mangin street. 24.1x75, three story brick tenement, with four-story brick building on Mangin street. 24.1x75, three story brick tenement, with four-story brick building on Mangin street. Proadway Trust Company vs. A. N. Harrison, et al.: L. Bamberger, attorney: C. T. Terry, referee due on judgment, \$2.894 45: subject to tazes, &c., \$59.74.

Eighty fourth street, No. 288, south side, 287.2 feet west of Second avenue, 17x102.2, four-story stone front tenement; A. H. Wilde vs. Waiter Smith, et al.; Duer, S. & W., attorneys; A. J. Strong, referee; due on judgment, \$11.872.07: subject to tazes, &c., \$792.28.

Nine y-a xth street, No. 22. south side, 208 feet west of Central Park West, 20x100.8, four-story stone front dwelling: Germania Life Insurance Company vs. E. M. Bird, et al.: Choate, H. & L., attorneys; W. L. Turner, referee, cus on judgment, \$23,704.28.

Subject to taxes, &c., \$366.02.

136th street, No. 3, north side, \$5 feet west of Fifth avenue, 25x199, 10 to south side of 137th street, vacant; Mutual Life Insurance Company vs. William Lymann, et al.: Russell, & P., attorneys; D. R. Daly, referee; due on judgment, \$7,657.83; subject to tazes, &c., \$366.92.

By John M. Thompson.

Allen street, No. 6, cast side, 75 feet south of Canal street, 25.2887., five-story brick tenement, Libble Tombacher vs. Louis Eisenberg, individual and as administrator, et al.: Julius Cohen, attorney; C. S. Andrews, referee; taxes, &c., \$1,064.96; sold subject to a mortgage for \$22.000; partition.

By James L. Wells.

Park avenue, Nos, 2659 and 2652, east side, 591.3 feet south of 144th street, 50x111.9, one and three-story brick building; Lambert Suydam vs. L. D. Retman et al.: Quackenbush & W., attorneys; M. S. Guiterman, referee; due on judgment, 57.653. subject to tazes, &c., \$100.9, print nortgage \$400.

nortgage \$400.

By Strong & Ireland.

Forty-second street, Nos. 149 and 151, north side.

175 feet west of Third avenue, 25.78.1228.8262.8, four-story brick tenement: C. I. Campbell and another as executors vs. Annie Coniey et al.: John Vincent, attorney: E. R. Finch, referee; due on judgment, \$8.734.48; subject to taxes, &c., \$17.50.

WEDNESDAY, DEC. 24. By James L. Wells. Washington Square West, No. 38, weat side, 27.6 feet north of Fourth street, 27.6 191.10, four-story stone front flat: New York Building Loan Banking Company vs. Juliette Collins et al., Hamilton & B., attorneys: A. T. Mason, referree; due on judgment, \$17.918.30; subject to taxes, &c., \$614.

By Herbert A. Sherman.

187th street, No. 220. south side, 258 feet west of Seventh avenue, 16.6x99.11. three-story brick dwelling; Germania Life Insurance Co. vs. Amalia Heyman et al.: Choate. H. & L., attorneys: H. W. Vander Poel, referee due on judgment, \$11.823.25 subject to taxes, &c., \$425.

Fifth street, proposed, north side, 223.11 feet east of Green lane or avenue, 25x103 (No. 21 M. B. Lefferts vs. E. S. Benhaur et al.: Parsons, C. & Mel., attorneys: H. W. Vander Poel, referee due on judgment, \$3,537.86; subject to taxes, &c., \$119.66 FRIDAY, DSC. 26.

By S. De Walltearss Glies place, east side, between Sedgwick avenue and 238th street, being lots 22 to 27, map property belonging to W. O. Glies, 1258 100: B. T. Rice as trustee vs. W. O. Glies and another: W. P. Chambers, attorney: Henry Grasse, referee: due on judgment, \$5,492.07; subject to tages, &c., \$1,332.19.

Real Estate Transfers.

South of Fourteenth st.) (South of Fourteenth st.)

(The letters q c stand for quit claim deed; b and s. for bargain and saie deed; c a g for deed concontaining covenant against grantor only.)

Catherine st. e s, 25. ss. Hamilton st., 25. 112104;

William F Chrystie to Emily Curtis

Fullon st. n. e s, at se s Cliff st, 69. 246. 2407.8g

44.4; Sarah H Kneland and ano to Alfred C Greening, q c.

Leroy st, 47. 25.90; Leon A Liebeskind to nom

2d st, 264-66, n. s, 75 e Av C runs n. 60x e 5x n.

60x e 12.10 n. 6x e 50x 108 for st x w. 47.10;

Max J Kiein and ano to Max Weinstein,

mige \$27,000.

EAST SIDE.

EAST SIDE. EAST SIDE.

(East of Fifth ar, between Fourteenth and 1104
Madison av. n w cor 77th st, 82.2x45; Martin
L Strauss to Charles A Stein, mige \$48,000...
20th st, n e s, 79 n w 2d av. 21x92; Laura T
Haines and ano, excrs to Jacob Weinstein... 12.00 21st st. s s. 75 w 2day, 21x92; Laura T Haines 18,000 and ano, exers to Jacob Weinstein... 21st st, 244, s s, 96 w 2d av, 21x92; Mary F Kearney to Jacob Weinstein... o c and Same property; John F Kearney to same, Same property: John F Kearney to same, q C.

98th st. n w cor Park av, 25x100. Lewis M White, referee, to Simon Adler, et al. mige \$25,000.

98th st. n s, 25 w Park av, 25x100.4: Cornelius P Kitchel, referee, to Simon Adler, et al. mige \$17,500.

98th st. n s, 75 w Park av, 25x100.4; Peter Cook, referee, to Simon Adler, et al. mige \$18,000.

98th st. n s, 50 w Park av, 25x100.4; Heury C Bolty, referee, to Simon Adler, et al. mige \$17,500.

WEST SIDE. 4.00

ibth st. n s. 495 e 6th av, 25x193.3; William S Kane to Milchell A C Levy, miges 4—33d st. 40, s. 899.1 e 6th av, 19.11x98.9; 33d st, s., 380 e 6th av, 20x98.9; Isabella Loring to Daniel A Loring, Sr, trustees deed, mige \$55,000.

HARLEM.

(Manhattan Island, north of 110th st.) (Manhattan Island, north of 110th st.)

119th st. s s. 140 w Park av. 35x100.11; Charles
Garrield to Morris Bernstein, mtge \$50,000,
132d st. s s. 408.8 c 8ta av. 18.10x89.11; Timothy Power, referee, to Alfred P Bastall,
mtges \$0,000 and all Bens.
141st st. s s. 90 w Boulevard, 35x190.10;
Prancis W Seagrist, dr. to D Stuart Dodge,
mtges \$23,500 and all Bens.
1904 st. 537-61, n s. 100 c Broadway, 81x
90-11; Max Marx to Leo M Lehman, all
Blens.
9 c and BRONX

lanc, s w s, 255 n w of rd from Kings bridge to Williamsbridge, 25a:100, being lot 114, map 2, Charles Darke property; Henry A Brann to Jonn A Brann Boston rd, s w cor testi st, 31:2x97, Frand S or F s Blaney to Walter w Taylor, mrge, 548,000.

Brook av, s c cor 147th st, 25x:100, Harry Mayer to David Mayer Brewing Co, mrge, 522,000 and all tiens.

Old Post rd, 126, s e from n e line of lot 6, runs n w 130,10 x s w 30 x s e 137,3 to road x n e 50 to beginning, being lots 8 and 10, map in liber, 120 p 431, westenester county; Henry A Brann to John A Brann Valentine av, w s, adjoining land of Crotty, runs w 12 to land of Peter Ryan x s 1to to av x — to beginning, a framinta Smitn el at to Geroge Chappell, q c
Washington av, n w cor 185th st, 50291; Mary A Eldridge to Frank Eveland 133d st, n s, 475 e Willis av, 75x100; Mary E Ten Eyek to William L Byrnes, mrge, 55,000.

Recorded Leases. Ludiow st. 181: Joseph Goldfarb to Herman Goldfarb, 5 yrs. 58th st. 7 W; George E Weed to G Lenoz Curtis, 5 yrs. 2d av. 1549: Marjory Mill to Louis Herbst.

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK,

NO. III BROADWAY. WANTS.

WM. HENRY FOLSOM, 24 East 28d St.—Wants private house, 26 feet front, in the 50s or t0s, near Park av., to alter to American basement price, about \$85,000. Also, 10,600 square feet of loft apace for manufacturing purposes near 23d st.; must have elevator, power and live steam; possession Feb. 1, 1903. Also private house for investment, between 3th and 56th sts.; will pay up to \$60,000.

BRYAN L. KENNELLY, 7 Pine St.—Wants private house, East Side, in good condition, for cash buyer, must be near Madison av. Also, private house, between 5th and 6th avs., from 35th to 40th sts.

DE SELDING BROS., 149 Broadway—Offer to exchange for business property, elegani stone residence, near Summit, N. J.; hardwood Boors; electric lights; two baths; greenhouse and barns; 4 mile training track.

WM. HENRY FOLSOM, 24 Fast 23d St.—Offers East Side waterfront, with 15 lots of land; price, \$175,000, for sale to close an estate.

B. L. KENNELLY & CO., 7 Pine St.—Offer, Downing st., 20,105, old buildings, very cheap. Also American basement dwelling on 107th st. near Drive, at a bargain. Also 100,110 on 125th st.

POST & REENE, 1815 East 10th St.—Offer two Columbia leaseholds, one 19 feet wide, the other 22 feet wide, close to 5th av., on the north side of the street. Also a house nearly 25 feet wide, for sale, on the north side of street in the 60s, between 5th and Madison avs.; can be purchased for a price under \$100,000, Also a very cheap house in East 64th st., 20 feet wide; asking price only \$25,500.

isth st. 8-5 W; Henry R C Watson to Peter

Recorded Mortgages. DOWNTOWN.

(South of Fourteenth st.)

[Where no interest is stated, read 8 per cent.]

Columbia st, n w s, 2's a w Stanton st; Thomas
J Carleton to Emigrant Independent Sav
thres Bank, 1 yr., 4 per cent.

Hudson st, 425-29, n w cor Leroy st, 10305; Maria Higgins and ano to Charles P
Buckley, due Dec 1, 1003, -- per cent.

Leroy st, 47; Giovanni Areabass, to Leon
A Liebeskind, 8 months, installs, 6 per
cent. note.

West st, 203; Stanhope C Renwick to Title
Guarantee and Trust Co, 3 yrs, 4 per cent.

2d st, 264-06; Max Weinstein to Max J Klein
and ano, prior mige, 827,000, 1 yr. 6 per
cent.

Same property: same to same, prior mige Same property; same to same, prior mige \$35,000, 1 yr, 6 per cent.

Same property; same to same, prof mige
\$35,000, 1 yr, 6 per cent.

EAST SIDE.

(East of Plifth ar. between Fourteenth and 110th sis.)

East End av. 91. Charles Tobaben to Title
Guarantee and Trust Co, 5 yrs, 4½ per
cent.

21st st, 8 s, 75 w 2d av. Jacob Weinstein to
Lawyers Title insurance Co, 1 yr.

20th st, 246, E: same to Mary E Kearney,
due Dec 1, 1907.

21st st, 244-46, E: same to Sender Jarmulowasky, prior mige, \$20,000, 1 yr, 6 per
cent.

35,000

107th st, 112. E. N Henry W Schutt to Henry
Frey. 5 yrs, 4½ per cent.

2,000

WEST SIDE.
(West of Fifth av. between Fourteenth and 110th sta MARLEM.
(Manhattan Island, north of 110th st.)

182d st. 240 W; Alfred P Rastall to Dora A Valentine, gdn, due Nov 15, 1908

(Borough of The Bronz.)

Perry av, se cor 205th st; George D Kingston to Lucy G Barnard, prior mtge \$1,700, due April 20, 1903, 6 per cent.

Southern Boulevard, n. s. 440 e Willia av; William M Byrnes to Mary E Ten Eyck, prior mtge \$5,000, 1 yr.

White Plains rd or av, e. s. being n part lot 717 map Wakefield; Karoline Jenchalik and ano to Wappinger Savings Bank, 1 yr, 6 per cent.

103d st, s. w. s. 440 s. e. Courtland av; Mary A Hayes (formerly Holahen) to Addie A Sullivan, demand, 6 per cent.

Hughes av, e. s. 225 n. 183d st; Tommaso Glordano to Fernando Wood, 3 mtges, 3 yrs, each.

Union av w. s. 184 n. Wall st; Robert Lloyd and ano, excra and trustees, to Lawyers Title Insurance Co, 3 yrs.

Mechanics' Liens. Mechanice Liens.

169th st, 870-83 E; Andrew Gramilek va Michael Mechan.

134th st, 76 W; Gerson Seckier and ago vs Dennis McMahon and ano.

124th st, 157-56 W; James Elgar vs Ten Associates.

171th st, n s, 86 w Morris av. 100x100: Michael Conneil and ano vs Rosalis Coneglio.

187-188 Broadway, se cor 94th st, 90x116: Dimock & Fink Co vs Ada E Bingham and ano. 4,923.00

Satisfied Mechanics' Liens. 8th st. 700-11; Wortherspoon & Son vs Leon-ard Spielberger, Aug 30, 1902..... Forcelocure Suits.

150th st, n s. 145 w Amsterdam av. 15299.11; Austin B Fletcher and ano. trustees. &c. vs Inga M Olsen et al; attys, W P S Melvin.
150th st, n s. 190 w Amsterdam av. 15299.11; Mary C Shultz vs same; atty, A, B Fletcher.
61st st, s s, 100 e 2d av. 49.5x125.5; J Crawford McCreery vs Andrew B Yetter et al; attys, Boardman, P & S.
168th st, n s, 45 e Brook av. 25x96.7; United States Life Insurance Co in the City of New York vs Ottille Kaysser et al; atty, D B To.,eey.

Lis Pendens.

Manhattan st. n.e. s. 14 w Bloominndaie rd z ne 200.2 to Lawrence at z n w 21.6 z s w 200.8 to 11th av z s e to Manhattan st z a e 47.1 to beginning: Broadway, e s. 28 s 120th at z a 181.4 z n e 200.8 to Lawrence st z n w 116.10 to s s 120th st z a 181.4 z n e 200.8 to Lawrence st z n w 116.10 to s s 120th st z w 14.1 z s w to beginning: 10th st, n s. 178 e 8th av, 252.100.11; 110th st, n s. 200 e 8th av, 752.100.11; Eastern Boulevard, at intersection of Middletown rd z n to land of Conrad Bubre z w to land of Frederick Baxter 2 s to road to Westeward, at 181.2 to road to Westeward and Fernal St. 10th st. 181.2 to road to Westeward and Pelham Parkway, being about 25 acres owned by Anna Werris of the premises conveyed to Claiborne Ferris by Ellish Heady and others, excepting part taken for Bronz and Pelham Parkway, 200 ts wide and 1.800 ti long: Clark S Comstock w John Culver et al, partition, &c: atty, I Washurne. burne. 122d st. 308 E: Lottle Belden vs Harlem Savings Bank specific performance; atty, G. B Hayes.

Plans Filed for New Buildings.

Plans Filed for Alterations Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

(Items under \$1,000 omsted.)

Av A and 16th st, s w cor: improvement to store: Mrs. M ry Schen. 32t E 17th st, owner: O L Spannbake, 3d av and 57th st, architect; cost.

49th st and 3d av, n e cor: annex to school; City of New York, owner: C B J Snyder, Park av, architect; cost.

Goerek st, 96: improvement to tenement.

Gordon, Levy & Co. 230 Grand st, owner: A E Badt, 1 Union Square, architect; cost.

Arthur av, w s. 200 n Belmont pl; improvement to dwelling; Carlo Mairno, premises, owner: William Guzzolz, 2265 Washington av, architect; cost.

Belmont pl, c s. 26 w Hoffman st, improvement to dwelling; James J O'Mera, 171 E 52d st, owner and architect; cost.

NEW RULES FOR AUTO CUP RACE. Changes in the Weight Limitations and in Starting and Finish.

The rules governing the contest for the international automobile cup which are known in this country are the original set drawn up by the Automobile Club of France Secretary Butler of the Automobile has been advised that these have been amended and while the full text of the change is not to hand the substance of them is

is not to hand the substance of them is known.

In Rule 7, concerning the weight of the cars the original requirement is that the cars the original requirement is that the cars must weigh not less than 400 kilogrammes. This fixed a minimum limit only and there was no line drawn at the other end. This has been altered so that the rule for next year will be that no car may weigh less than 400 kilogrammes (82 pounds), nor more than 1,000 kilogrammes (2,205 pounds). Rule 13, with regarn to the starting of the contestants has been amended so that it is stipulated that instead of the cars being started simultaneously they shall be started two minutes apart. Rule 14 has been altered in conformity with the new style of starting, and instead of reading "the first car to finish shall be adjudged the winner" it is to the effect that the car making the best time shall win. 3,500

WANTS AND OFFERS CTTY REAL ESTATE.

SPECIAL. FOR SALE.
21 FEET PRIVATE DWELLING:
Story: Butler's Pantry Extension
WEST 15TH, NEAR PARK.
POSSESSION AT ONCE.

FRED'K ZITTEL 266 Columbus Ave. (mear 724 St.)

MARINE INTELLIGENCE.

MINIATURE ALMANAC-THIS DAT. Sun rises.....7:20 | Sun rets....4:35 | Moon rises.12:30 HIGH WATER—THIN DAT. Sandy Hook.12:33 | Gov. 1'd ... 1:05 | Hell Gate... 2008

Arrived-SATURDAY, Dec. 20 Arrived Saturdat, Dec. 20.

Ss La Savoie, Havre, Dec. 18.
Ss Cymrie, Liverpool, Dec. 10.
Ss Mongollan, Glasgow, Dec. 6.
Ss Boston Chy, Bristol, Nov. 29.
Ss Bradenburg, Bremen, Dec. 6.
Ss Cairndon, Swansea, Nov. 19.
Ss Rock Lingt, Hamburg, Nov. 27.
Ss Experanza, Vera Crus, Dec. 11.
Ss TJomo, Progreso, Dec. 8.
Ss San Marcos, Gilveston, Dec. 13.
Ss Arapanoe, Jacksonville, Dec. 17.
Ss El Mar. Galveston, Dec. 14.
Ss Jefferson Norfolk, Dec. 19.
Ss Goldsboro, Philadelphia, Dec. 19.
Bark Eleanor M. Williams, Port Spain, Nov. 21.

ARRIVED OUT.

Ss Moltke, from New York, at Cherbourg.
Ss Kronsprinz Wilhelm, from New York, at Cherbourg.
Ss British Empire, from New York, at Antworp.
Ss Oscar II., from New York, at Christiansand.
Ss Pretoria, from New York, at Bermuda.

SAILED FROM PORFIGN PORTS.
Philadelphia, from douthampton, ork. Saxonia, from Liverpool, for New York. Ss Zeeland, from Antwerp, for New York. Ss La Champagne, from Havre, for New York.

OUTGOING STEAMSTIPS Sall Tuesday, Dec. 23 Sall Wednesday, Dec. 24. Sall Wednesday, Dec. 24
St. Louis, Southampton. 6 30 A M
Cymric, Liverpool. 8 30 A M
St. George, Antwerp.
Esperanza, Havana 12 00 M
New York, San Domingo. 12 30 P M

0	Princess Anne, Norfolk 300 P M
0	INCOMING STRAMSKIPS
. 1	Due To-day
,	Cimbria Shields Nov. 28
	indrani Gibrellar Dec. 1
0	Milano Hamburg Dec. 4
	British Prince. Antwerp Dec. 6 Ksr. Wilhelm der Grosse Cherbourg Dec. 14
O	St Louis Southampton Dec. 13
0	St Louis Southampton Dec. 13 Etruria Liverpool Dec. 13
~	Island Copenhagen Dec. J
	Minneapolis. London Dec. 11 Hanover Hamburg Dec. 7
0	Xenia Stettin Dec. 3
0	Byron Pernambuco Dec. 13
	El Cid Galveston Dec. 18
	Sanuago Havana Dec. 17
)	Due To-morrow.
00	Philadelphian Liverpool Dec. 11
~	Cevic Liverpool Dec. 12 Seriphos Hamburg Dec. 8
	F) Cl4 Galveston Dec. 17
10	Comus New Orleans Dec. 17
	El Cld. Galveston. Dec. 17 Comus. New Orleans. Dec. 17 Philadelphia. Porto Cabello Dec. 12
	Nacoochee Savannah Dec. 13
	Due Tuesday, Dec. 23.
10	Kroonland Antwerp Dec. 13
	Horetto Para Dec. 11 Allianes Colon Dec. 18
- 1	Flone Shields Dec w
	Cearense
	Cearense Para Dec. 11 Korona St. Crotx Dec. 17 Amsterdam Rotterdam Dec. 14
100	Amsterdam Rotterdam Dec. 11
- 1	Due Wednesday, Dec. 24.
10	Anchoria Glasgow Dec. 13 Citta di Milano Naples Dec. 13
	Trave Gibraltar Dec. 14
	Bellena St. Lucia Dec. 16
00	Bellena St. Lucia Dec. 16 Bristol City Swansea Dec. 10
~	El Dorado Galveston Dec. 18
	Due Thursday, Dec. 25.
	Frankfort Bremen Dec. 13
	Powhatan Gibraltar Dec. 1)
00	Roseneath Port Spain Dec. 17

CITY REAL ENTATE.

Bond, Mortgage & Securities Co. 22 William St., New York.

Lends money upon improved city property. Long time. Low rates. Lowest charges.

41/2% TO A. W. McLAUGHLIN & CO. Brokers and Featers in Hortgages. 128 BROADWAY.

J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers.
NO. 53 WEST 33D STREET,
NORTHEAST CORNER BROADWAY Telephone, No. 381-38th.

ist of Riverside Drive and directly opposite t new residence of Charles M. Schwab. An ex-ceptional opportunity. For full particulars Address

COLUMBUS AV., CORNER-Two lamiles on floor; all improvements: rentals, \$6,200; price, \$85,000. P. C. ECKHARDT, 603 9TH AV. WEST 47TH-4-story, basement, 18.9x100; rented in floors; price, \$18.500. P. C. ECKHARDT, 66. WEST 61ST ST.—Two families on floor; rentals, \$1,040; price, \$17,500. P. C. ECKHARDT, 603 46TH ST., near 9th av. 5 story tenement; rent ils, \$2.00 price, \$21,500. P. C. ECKHARD' 683 9Th AV. WEST 518T. Three-story, basement: arranged for three families: price, \$19,000, F. C. ECK-HARDT, 663 9TH AV.

AMSTERDAM AV. -5 story, 3 families: one store rentals, \$4,200; price, \$42,000. P. C. ECKHARDT 603 8TH AV. WEST 51ST ST. Three story and basement prvate house, 20x100; price, \$18,500. P. C. ECK-HARDT, 603 9TH AV. WEST 47TH ST. -16x100; suitable for stable or factory; price, \$27,000. P. C. ECK HARDT. 68.1 9TH AV. WEST 518T ST.—Three-story and basemen: 18.5x100; price, \$11,000. P. C. ECKHARDT, 60: 9TH AV.

FROM BATTERY TO 14TH ST., INCLU-A SIX-STORY FACTORY BUILDING.

50x119, near City Hall: for sale at a bargain: complete power plant: immediate possession.

RULAND & WHITING CO.,

5 BEEKMAN STREET.

DESIRABLE HOUSES—8th st. to 12th st., inclusive, near 5th st., \$23,500 up.
FOLSOM BROTHERS, 835 Broadway. ABOVE 14TH ST., STH AVE. TO EAST

RIVER DESIRABLE RESIDENCES near oth av.; between FOLSOM BROTHERS, 835 Broadway. ABOVE 14TH ST., STH AVE. TO NORTH

RIVER FOR SALE Handsome Four Story High Stoop 20 Foot House,

On West End Av., Bet. 73d and 74th Sts., opposite the manaion being erected for CHARLES M. SCHWAB. PRESIDENT OF THE UNITED STATES STEEL CO. For particulars address HIGH STOOP, 1265 B'way.

Other advertisements under these classifications will be found on Main Sheet

WEST SITH ST -4 story and basement; renter in floors; price, \$20,000. P. C. ECKHARDT, 630